

THE CITY OF NORFOLK



To the Honorable Council
City of Norfolk, Virginia

February 8, 2022

From: Susan Perry

Subject: Acquisition of Pump Station Parcel
from NRHA

Reviewed:

Trista Pope, Deputy City Manager

Ward/Superward: 4/7

Approved:

Dr. Larry H. Filer II, City Manager

Item Number: R-2

- I. **Recommendation:** Adopt Ordinance to accept conveyance of a land parcel "Parcel PS" to the City of Norfolk from Norfolk Redevelopment and Housing Authority (NRHA) authorizing the City Manager to execute the deed on behalf of the City.
- II. **Applicant:** City of Norfolk
- III. **Description:**
This agenda item is an ordinance to accept the conveyance of a parcel of land "Parcel PS" containing about .271 acres in the Tidewater Gardens redevelopment area for a sanitary pump station to support the neighborhood. The ordinance will authorize the City Manager to execute the Special Warranty Deed accepting conveyance of "Parcel PS" on behalf of the City.
- IV. **Analysis:**
 - The NRHA-owned land parcel "Parcel PS" is about .271 acres and is located within the Tidewater Gardens redevelopment area.
 - The NRHA is conveying the parcel to the City for development of a sanitary pump station that will support the new housing in Tidewater Gardens.
 - The cost of the conveyance is ten dollars.
 - A Special Warranty Deed will be executed by the City Manager upon approval to accept the conveyance of the property.

V. Financial Impact:

The cost of the conveyance to the City is ten dollars.

VI. Environmental:

All aspects of the redevelopment of Tidewater Gardens underwent a federal Environmental Assessment and was approved by U.S Department of Housing and Urban Development.

VII. Community Outreach/Notification:

Public notification for this agenda item was conducted through the City of Norfolk's agenda notification process. The redevelopment of this area was designed through an extensive community engagement process with St. Paul's Area residents and stakeholders.

VIII. Board/Commission Action:

N/A

IX. Coordination/Outreach:

This letter and ordinance have been coordinated with the City Attorney's Office.

Supporting Material from the City Attorney's Office:

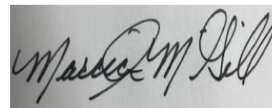
- Ordinance
- Exhibit A: Preliminary Subdivision Plat
- Exhibit B: Special Warranty Deed

Supporting Material:

- Exhibit A-42418.022-905V-PLAT-1B-12-09-21 (PDF)
- Exhibit B-DEED-NRHA to CON-Parcel PS-v.3 (PDF)

Form and Correctness Approved: *BAP*

Contents Approved:

By: _____
Office of the City AttorneyBy: _____
DEPT. Department of Housing and
Community Development

NORFOLK, VIRGINIA

Ordinance No.

AN ORDINANCE ACCEPTING THE CONVEYANCE TO THE CITY OF NORFOLK BY THE NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY OF THAT CERTAIN PARCEL OF LAND CONTAINING 0.271 ACRES, MORE OR LESS, AND DESIGNATED AS "PARCEL PS" ON THAT CERTAIN PRELIMINARY PLAT ENTITLED "SUBDIVISION PLAT OF BLOCK "A" (M.B. 16, P. 69) PARCEL "B-1" (M.B. 35, P.56A-56B) BLOCK 8B, PARCEL 17A & PARCEL 20A (INST #210027345)", DATED DECEMBER 9, 2021, AND LOCATED IN THE CITY OF NORFOLK, VIRGINIA AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE DEED ON BEHALF OF THE CITY.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1: That the conveyance to the City from Norfolk Redevelopment and Housing Authority of that certain parcel of land containing 0.271 acres, more or less, and designated as "Parcel PS" on that certain preliminary plat entitled "Subdivision Plat of Block "A" (M.B. 16, P. 69) Parcel "B-1" (M.B. 35, P.56A-56B) Block 8B, Parcel 17A & Parcel 20A (Inst #210027345)", dated December 9, 2021, and to be recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, a copy of which is attached hereto as Exhibit A, is hereby approved.

Section 2:- That the City Manager is authorized to execute a Special Warranty Deed, in the form attached hereto as Exhibit B, accepting the "Parcel PS" for and on behalf of the City, subject to approval as to form and correctness by the Office of the City Attorney, and to do all things necessary and proper to effect the conveyance of the property to the City.

Section 3:- That this ordinance shall be in effect from and after its adoption.

Attachment:

Exhibit A - Preliminary Subdivision Plat (4 pages)

Exhibit B - Special Warranty Deed (5 pages)

Y:\905\42418-St_Pauls_Redevelopment\DWG\PHASE 1\42418.022-905V-PLAT-1B.dwg | Plotted on 12/9/2021 12:51 PM | by Kelly Tellefsen

GENERAL NOTES

1.

IT IS THE INTENT OF THIS PLAT TO VACATE ANY AND ALL EXISTING INTERNAL PARCEL, LOT AND DEED LINES THAT MAY OR MAY NOT BE SHOWN HEREON.
2.

THE TOTAL AREA ENCOMPASSED WITHIN THIS SUBDIVISION = 592,974 SQUARE FEET OR 13.613 ACRES.
- AREA TABLE:

	SQUARE FEET	ACRES
BLOCK 8A	57,648	1.323
BLOCK 8B-1	90,399	2.075
BLOCK 17	57,517	1.320
BLOCK 20	75,709	1.738
PARCEL PS	11,819	0.271
RESIDUAL	196,346	4.507
TOTAL R/W DEDICATION	103,536	2.377
3.

THE MERIDIAN SOURCE AND COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE (HARN 1993).
4.

THE PROPERTY SHOWN HEREON APPEARS TO FALL INSIDE ZONES X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), X (SHADED)(AREAS OF 0.2% ANNUAL CHANCE FLOOD), AND AE (EL 8)(SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THE CITY OF NORFOLK, VIRGINIA, COMMUNITY PANEL NO. 510104 0056 H AND 510104 0057 H, MAPS EFFECTIVE: FEBRUARY 17, 2017. FLOOD ZONE DETERMINATION IS BASED ON F.I.R.M. AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE. CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL TO CONFIRM THE ABOVE INFORMATION. FLOOD ZONE INFORMATION WAS SCALED FROM F.E.M.A. F.I.R.M. TIMMONS GROUP IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON.
4.

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EXISTING EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN THAT AFFECT THE PROPERTY SHOWN HEREON.

DIRECTOR'S NOTE

THE UNDERSIGNED CERTIFY THAT THIS SUBDIVISION, AS IT APPEARS ON THIS PLAT, CONFORMS TO THE APPLICABLE REGULATIONS RELATING TO THE SUBDIVISION OF LAND AND IS ACCORDINGLY APPROVED. BY SUCH APPROVAL, THE UNDERSIGNED DO NOT CERTIFY AS TO THE CORRECTNESS OF THE BOUNDARY, STREETS OR OTHER LINES SHOWN ON THIS PLAT.

APPROVED: _____ DATE: _____
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT,
NORFOLK, VIRGINIA

APPROVED: _____ DATE: _____
DEPARTMENT OF PUBLIC WORKS, NORFOLK, VIRGINIA

APPROVED: _____ DATE: _____
DEPARTMENT OF UTILITIES, NORFOLK, VIRGINIA

APPROVED: _____ DATE: _____
DEPARTMENT OF TRANSIT, NORFOLK, VIRGINIA

CLERK'S NOTE

VIRGINIA:
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF
THE CITY OF NORFOLK, VIRGINIA ON THE ____ DAY
OF _____, 20 ____ AT _____
THIS PLAT WAS THIS DAY RECEIVED AND UPON
CERTIFICATE OF ACKNOWLEDGMENT, THERETO
ANNEXED, ADMITTED TO RECORD IN
INSTRUMENT #: _____

TESTE: GEORGE E. SCHAEFER, CLERK

SIGNATURE _____ DATE _____

OWNER'S NOTE

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND "SUBDIVISION PLAT OF BLOCK "A" (M.B. 16, P. 69) PARCEL "B-1" (M.B. 35, P. 56A-56B) PARCEL 17A & PARCEL 20A (INST #210027345)" LOCATED IN NORFOLK, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

NAME: _____ DATE _____
TITLE: _____

NOTARY'S NOTE

STATE OF _____
CITY/COUNTY OF _____, TO WIT:

I, _____, A NOTARY PUBLIC, IN AND

FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

NORFOLK, WHOSE NAME IS SIGNED HEREON, HAS ACKNOWLEDGED

THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS ____ DAY OF _____, 20 ____.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

NOTARY REGISTRATION NUMBER & SEAL

CITY OF NORFOLK

NAME: PATRICK ROBERTS DATE _____
TITLE: DEPUTY CITY MANAGER

NAME: RICHARD A. BULL DATE _____
TITLE: CITY CLERK

NOTARY'S NOTE

STATE OF _____
CITY/COUNTY OF _____, TO WIT:

I, _____, A NOTARY PUBLIC, IN AND

FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

PATRICK ROBERTS, DEPUTY CITY MANAGER OF THE CITY OF NORFOLK,

WHOSE NAME IS SIGNED HEREON, HAS ACKNOWLEDGED

THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS ____ DAY OF _____, 20 ____.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

NOTARY REGISTRATION NUMBER & SEAL

NOTARY'S NOTE

STATE OF _____
CITY/COUNTY OF _____, TO WIT:

I, _____, A NOTARY PUBLIC, IN AND

FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

RICHARD A. BULL, CITY CLERK FOR THE CITY OF NORFOLK,

WHOSE NAME IS SIGNED HEREON, HAS ACKNOWLEDGED

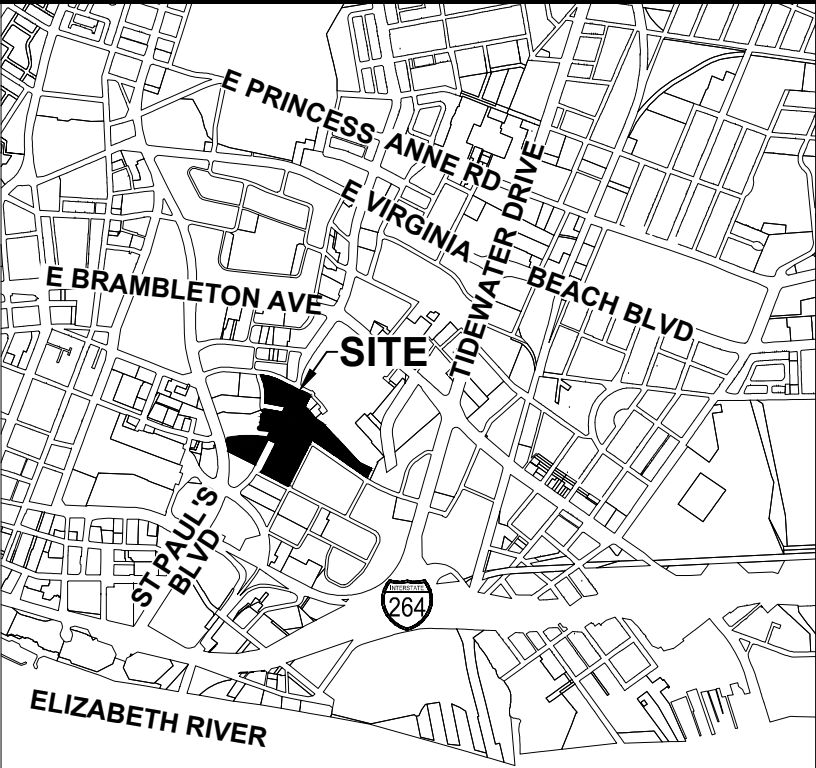
THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS ____ DAY OF _____, 20 ____.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

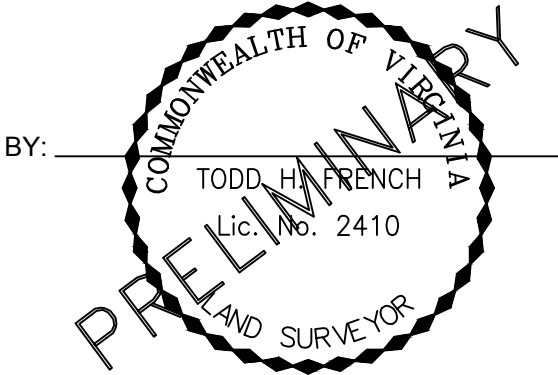
NOTARY REGISTRATION NUMBER & SEAL



VICINITY MAP
1" = 2000'

SURVEYOR'S NOTE

I, TODD H. FRENCH, A LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME, THE UNDERSIGNED, AT THE DIRECTION OF THE OWNER, AND THAT THIS SUBDIVISION IS ENTIRELY WITHIN THE BOUNDARIES OF LAND COVERED BY DEED DESCRIBED BELOW, AND THAT CONCRETED STEEL PINS, AS SPECIFIED BY THE SUBDIVISION REGULATIONS OF THE CITY OF NORFOLK, VIRGINIA, ARE ACTUALLY IN PLACE AT POINTS MARKED THUS "●" AND/OR AS SHOWN ON THE ACCOMPANYING LEGEND, AND THAT THEIR LOCATIONS ARE CORRECTLY SHOWN.



BY: _____

SUBDIVISION PLAT
OF
BLOCK "A" (M.B. 16, P. 69)
PARCEL "B-1" (M.B. 35, P. 56A-56B)
BLOCK 8B, PARCEL 17A & PARCEL 20A
(INST #210027345)
NORFOLK, VIRGINIA

DATE: 12-09-21	SCALE: AS SHOWN
SHEET 1 of 4	J.N.: 42418.022
DRAWN BY: Tellefsen	CHECK BY: French

TIMMONS GROUP

THIS DRAWING PREPARED AT THE
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2901 South Lynnhaven Road, Suite 200 | Virginia Beach, VA 23452
TEL 757.213.6679 FAX 757.240.1415 www.timmons.com

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SOURCE OF TITLE

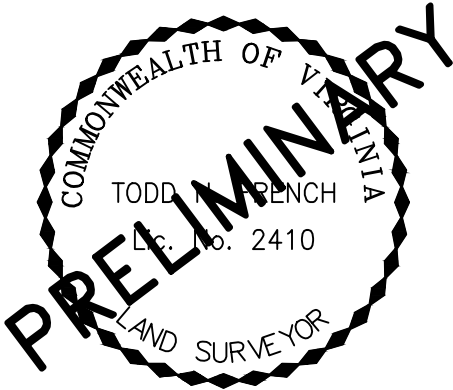
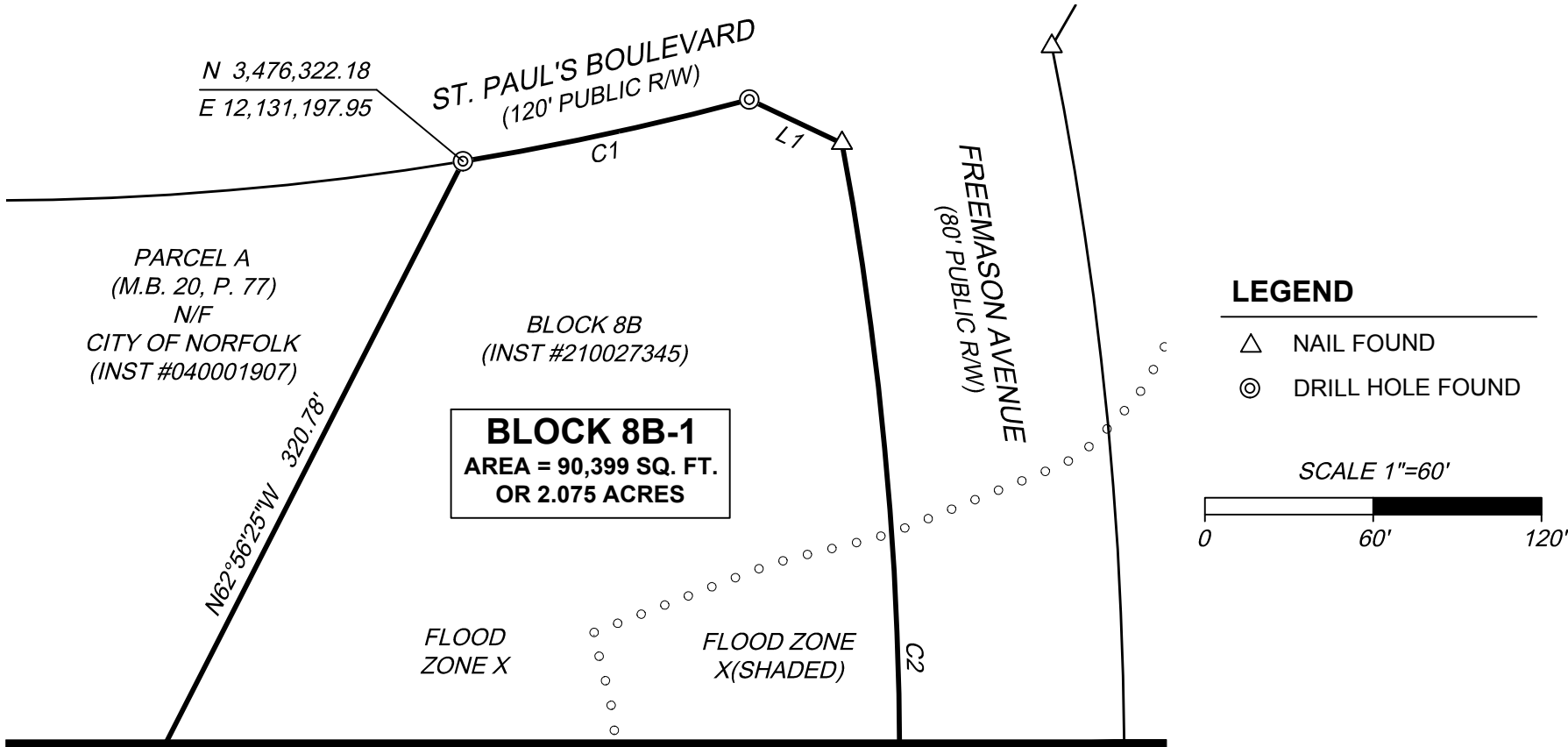
THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO THE GRANTEE PARTIES LISTED BELOW BY THE FOLLOWING INSTRUMENTS WHICH ARE DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF NORFOLK, VIRGINIA.											
PARCEL	SOURCE DEED	DATED	REFERENCE PLAT	GRANTOR	GRANTEE	PARCEL	SOURCE DEED	DATED	REFERENCE PLAT	GRANTOR	GRANTEE
BLOCK "A"	D.B. 461, P. 461	05-07-53	M.B. 16, P. 69	J. BAYDUSH AND MARION C. BAYDUSH	NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY	BLOCK "B-1"	D.B. 642, P. 78	02-02-53	M.B. 35, P. 56A-56B	PURCELL BRANCH	NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY
	D.B. 642, P. 79	02-24-53		MARIE DAYE AND MINNIE LAWRENCE			D.B. 642, P. 82	02-26-53		WILLIS HAYWOOD HARRIS ANS ALMA L. HARRIS	
	D.B. 642, P. 85	02-10-53		ANNIE I. SMITH			D.B. 642, P. 95	02-20-53		JACK STEIN AND ANNETTE STEIN	
	D.B. 642, P. 216	02-12-53		LOUIS GREENBLATT AND ESTHER GREENBLATT, AND JACOB GREENBLATT			D.B. 642, P. 375	02-03-53		PEARL SIMS	
	D.B. 642, P. 220	02-20-53		NEWTON ARPS			D.B. 642, P. 454	02-19-53		SIDNEY SNYDER AND SHERRY E. SNYDER, AND HELEN SNYDER SIMMONS AND JOHN J. SIMMONS	
	D.B. 642, P. 332	02-24-53		ALEX BELKOV AND FANNIE BELKOV			D.B. 643, P. 249	02-03-53		HATTIE HIRSCHLER AND MILTON HIRCHLER	
	D.B. 642, P. 333	02-24-53		JOHN BIES AND LUCY DANIELS BIES			D.B. 643, P. 266	03-25-53		WILLIAM SEATON BAUM AND WILLIE ANNE BAUM	
	D.B. 642, P. 334	02-20-53		FLORENCE CONNOR AND GEORGE CONNER			D.B. 644, P. 161	04-01-53		MADORA A. V. CLARK	
	D.B. 642, P. 371	03-05-53		WILLIAM PRITCHETT AND LILLIE PRITCHETT			D.B. 644, P. 234	04-02-53		ALLEN REALTY CORPORATION	
	D.B. 642, P. 456	02-20-53		J.C.BROOKS AND COMPANY, INCORPORATED			D.B. 644, P. 433	04-03-53		JULIUS COPLON, TRUSTEE UNDER THE WILL OF MINNIE POSNER, ET ALS	
	D.B. 642, P. 543	02-26-53		J. CANNON AND ARALANTA CANNON			D.B. 646, P. 1	04-06-53		WINSTON H. IRWIN, SPECIAL COMMISSIONER	
	D.B. 642, P. 621	02-24-53		WILHELMINA M. BYRD; WILHELMINA B. BROWN AND HOMER S. BROWN			D.B. 646, P. 3	04-28-53		WINSTON H. IRWIN, SPECIAL COMMISSIONER	
	D.B. 642, P. 626	03-18-53		OLIVIA POINTER AND WILLIAM POINTER			D.B. 646, P. 76	04-15-53		MARY F. OLIVER	
	D.B. 642, P. 627	02-24-53		INDIANA WILSON AND JAMES WILSON			D.B. 647, P. 380	05-29-53		LUTHER MOORE AND BETTIE MOORE, AND BETTIE SMITH AND WILLIAM R. SMITH	
	D.B. 643, P. 191	03-24-53		ESTHER M. ROBERTS			D.B. 648, P. 253	04-21-53		AUGUST F. PENZOLD, ET ALS	
	D.B. 644, P. 163	03-24-53		ALLEN REALTY CORPORATION			D.B. 648, P. 255	04-15-53		MARTIN L. SCHONK AND MARIE H. SCHONK	
	D.B. 644, P. 263	02-10-53		WALTER L. HAMILTON			D.B. 649, P. 227	04-14-53		GEORGE PETTIFOURD AND SALLIE PETTIFOURD	
	D.B. 644, P. 618	04-20-53		MARIE POWELL AND PERCY POWELL, AND LILLIAN PARKER AND HERMAN PARKER			D.B. 649, P. 388	04-03-53		MARION REALTY CORPORATION	
	D.B. 645, P. 134	02-24-53		JOHN HUFFMAN AND BERENICE HUFFMAN			D.B. 650, P. 48	07-01-53		JALOSKY, LITTLETON AND REED, INCORPORATED	
	D.B. 645, P. 527	03-16-53		BERTHA WILLIAMS AND JERRY WILLIAMS			D.B. 650, P. 174	05-15-53		ROSE ROBBINS AND ABRAHAM ROBBINS; AND ALAN FLEDER AND ESTHER FLEDER	
	D.B. 645, P. 597	04-27-53		HELIA ALLEN BATTEN AND VERGIE BATTEN			D.B. 651, P. 195	05-15-53		BELLE BERLIN BERLIN ROWLAND AND MAXWELL ROWLAND, AND SANFORD BERLIN AND ANNE BERLIN	
	D.B. 645, P. 600	04-21-53		LUCIOUS GREEN AND GLADYS GREEN			D.B. 656, P. 402	09-22-53		WILTZ H. THOMAS	
	D.B. 646, P. 378	04-21-53		WARDELL PARKER AND ELIZABETH PARKER			D.B. 657, P. 275	09-24-53		BERTHA BERLIN BINDER AND JOSEPH BINDER, AND ALEX BERLIN AND ANN BERLIN	
	D.B. 647, P. 409	05-13-53		ARTHUR LEROY ARMSTRONG AND LOUISE M. ARMSTRONG			D.B. 657, P. 297	09-22-53		HARRY BELKOV	
	D.B. 648, P. 284	06-05-53		FRANK HYMON			D.B. 657, P. 325	09-22-53		THOMAS N. JEFFERSON, ET ALS	
	D.B. 648, P. 303	04-27-53		BOARD OF TRUSTEES OF JAMES BARRY-ROBINSON HOME FOR BOYS			D.B. 657, P. 330	09-17-53		ALICIA L. WILKINSON, ET ALS	
	D.B. 650, P. 48	07-01-53		JALOSKY, LITTLETON AND REED, INCORPORATED			D.B. 659, P. 331	10-28-53		ARNOLD H. HUDGINS AND MARY S. HUDGINS	
	D.B. 650, P. 233	06-16-53		ERWIN SAUL BERLIN			D.B. 660, P. 318	02-19-53		HARDEE REALTY CORPORATION	
	D.B. 650, P. 340	05-28-53		MYERS-BERLIN CO., INCORPORATED			D.B. 666, P. 455	10-16-53		FANNIE P. BASHIST, ET ALS	
	D.B. 650, P. 474	06-23-53		SCOTT A. FONTAINE			D.B. 673, P. 117	02-10-54		CITY OF NORFOLK	
	D.B. 650, P. 489	05-12-53		CORDELIA BORUM			D.B. 686, P. 193	01-07-55		SUSIE H. HUME, ET ALS	
	D.B. 651, P. 194	04-01-53		ISRAEL ROSENBAUM AND HELEN H. ROSENBAUM			D.B. 704, P. 327	07-19-55		SUE MAYER, ET AL	
	D.B. 651, P. 296	06-16-53		ELIZABETH WOODEN AND LILLIE MAE WHITE		BLOCK 8B	INST # 040001907	01-15-04	M.B. 73, P. 46-47 INST #210027345	DOWNTOWN PLAZA ASSOCIATES, L.P.	CITY OF NORFOLK
	D.B. 652, P. 278	07-02-53		LOUISE MOORE JACKSON AND LONNIE LAWRENCE JACKSON							
	D.B. 652, P. 605	05-28-53		MARCELLUS W. ANDERSON AND JULIA ANDERSON							
	D.B. 653, P. 53	07-16-53		AURINE TILLER, ET ALS							
	D.B. 653, P. 58	07-16-53		ANNE KELLY, ET ALS		PARCEL 17A	INST # [REDACTED]		INST #210027345	NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY	CITY OF NORFOLK
	D.B. 653, P. 134	06-10-53		EDNA W. DAVIS							
	D.B. 653, P. 217	06-10-53		ROBERT OBEY, ET ALS							
	D.B. 655, P. 158	08-18-53		I. RUPERT TUMLIN, ET ALS							
	D.B. 655, P. 601	09-18-53		TRUSTEES OF ANTIOCH BAPTIST CHURCH OF THE CITY OF NORFOLK, VIRGINIA		PARCEL 20A	INST #200005634	02-28-20	M.B. 73, P. 46-47 INST #210027345	CITY OF NORFOLK	NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY
	D.B. 656, P. 214	09-03-53		WILLIAM RUBIN, ET ALS							
	D.B. 657, P. 12	06-08-53		ABE FLEDER AND ESTHER FLEDER							
	D.B. 661, P. 342	11-27-53		FLORA FANNY FLORENCE RICHTER, ET ALS							
	D.B. 664, P. 172	01-14-54		JOSEPH ALLEN, SR., ET ALS							

CLERK'S NOTE

VIRGINIA:
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF NORFOLK, VIRGINIA ON THE ____ DAY OF ____, 20__ AT ____
THIS PLAT WAS THIS DAY RECEIVED AND UPON CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, ADMITTED TO RECORD IN INSTRUMENT #:

TESTE: GEORGE E. SCHAEFER, CLERK

SIGNATURE _____ DATE _____



SUBDIVISION PLAT
OF
BLOCK "A" (M.B. 16, P. 69)
PARCEL "B-1" (M.B. 35, P. 56A-56B)
BLOCK 8B, PARCEL 17A & PARCEL 20A
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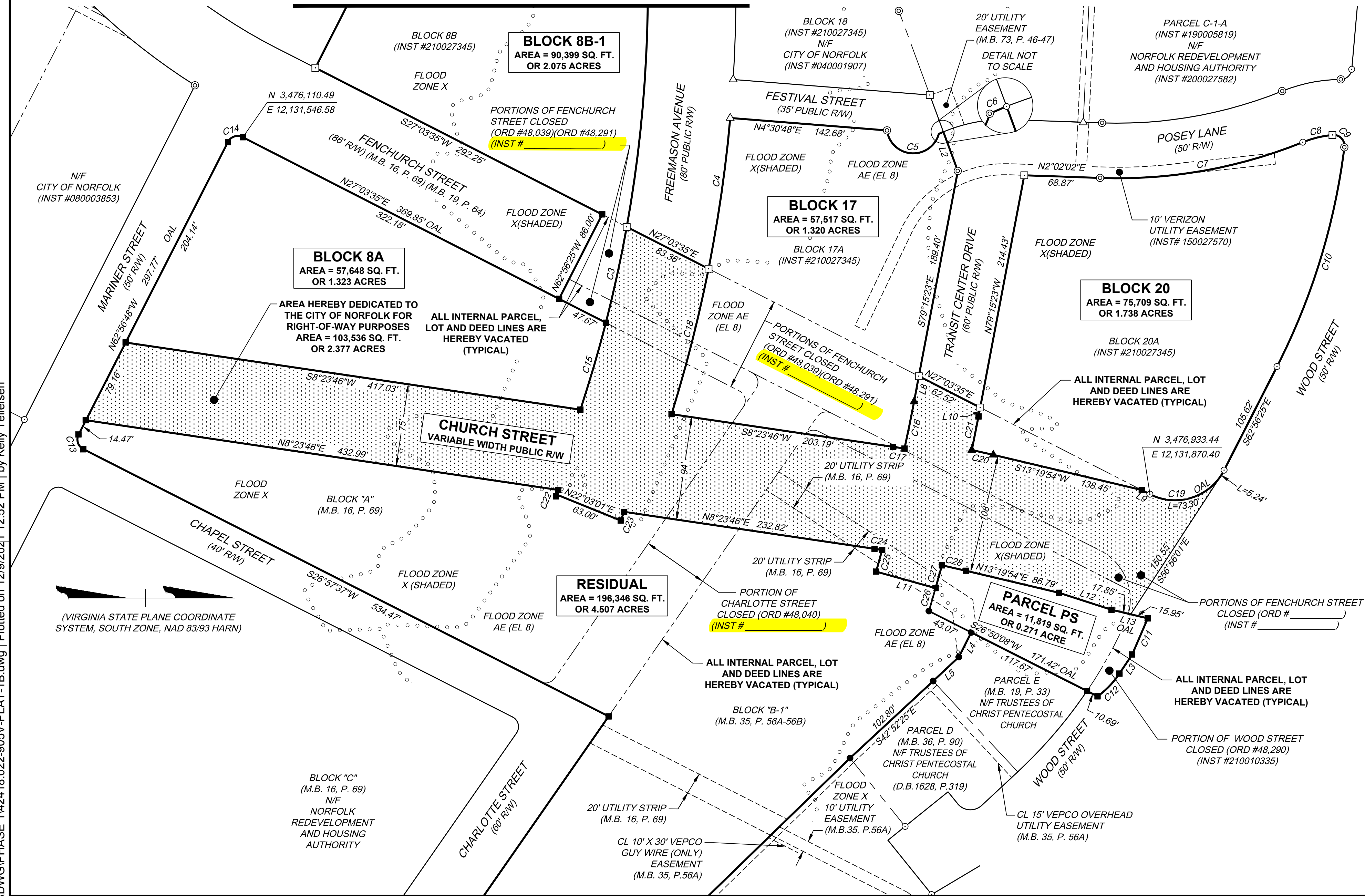
DATE: 12-09-21	SCALE: 1" = 60'
SHEET 2 of 4	J.N.: 42418.022
DRAWN BY: Tellefsen	CHECK BY: French

TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.	
Site Development	Residential
Infrastructure	Technology

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TEL 757.213.6679 FAX 757.340.1415 www.timmons.com

MATCH LINE SHEET 2



MATCH LINE SHEET 4

CLERK'S NOTE

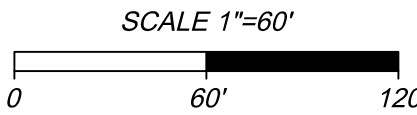
VIRGINIA:
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF
THE CITY OF NORFOLK, VIRGINIA ON THE ____ DAY
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CERTIFICATE OF ACKNOWLEDGMENT, THERETO
ANNEXED, ADMITTED TO RECORD IN
INSTRUMENT #:

TESTE: GEORGE E. SCHAEFER, CLERK

SIGNATURE _____ DATE _____

LEGEND / ABBREVIATIONS

- CONCRETED STEEL PIN FOUND
- CONCRETED STEEL PIN SET
- PIN FOUND
- PIN SET
- ▲ NAIL FOUND
- △ NAIL SET
- ⊙ DRILL HOLE FOUND
- CL CENTERLINE
- OAL OVERALL LENGTH
- ○ ○ ○ FEMA FLOODPLAIN BOUNDARY



SUBDIVISION PLAT
OF
BLOCK "A" (M.B. 16, P. 69)
PARCEL "B-1" (M.B. 35, P. 56A-56B)
BLOCK 8B, PARCEL 17A & PARCEL 20A
(INST #210027345)
NORFOLK, VIRGINIA

DATE: 12-09-21	SCALE: 1" = 60'
SHEET 3 of 4	J.N.: 42418.022
DRAWN BY: Tellefsen	CHECK BY: French

TIMMONS GROUP

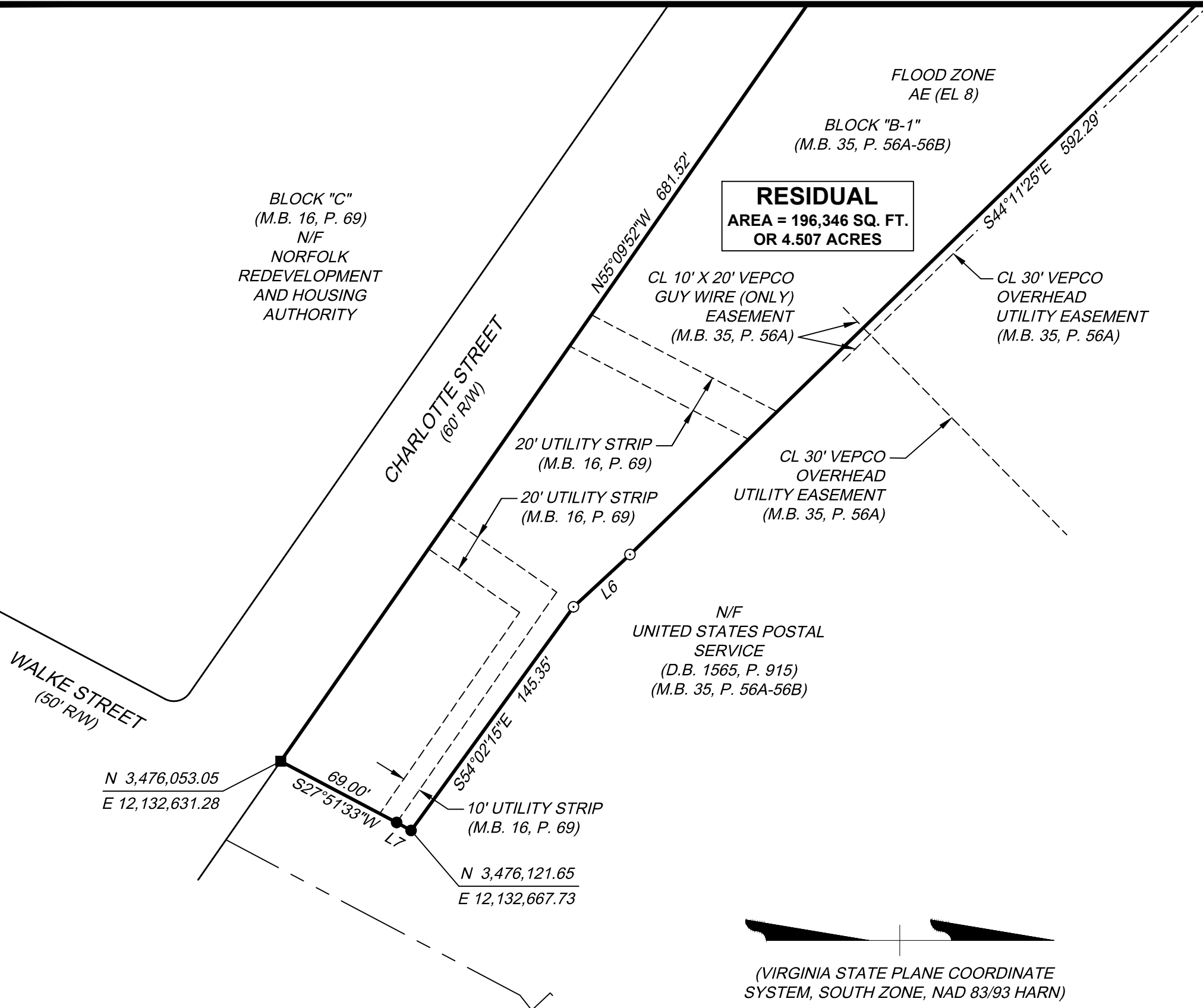
YOUR VISION ACHIEVED THROUGH OURS.

Site Development | Residential | Infrastructure | Technology

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Y:\905\42418-St_Pauls_Redevelopment\DWG\PHASE 1\42418.022-905V-PLAT-1B.dwg | Plotted on 12/9/2021 12:52 PM | by Kelly Tellefsen

MATCH LINE SHEET 3



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	1050.00'	104.54'	52.31'	5°42'16"	N12°11'39"W	104.49'
C2	1211.00'	438.85'	221.86'	20°45'47"	N89°48'27"E	436.45'
C3	1211.00'	88.96'	44.50'	4°12'32"	S77°42'24"E	88.94'
C4	1291.00'	138.18'	69.16'	6°07'57"	N81°48'13"W	138.11'
C5	24.00'	65.71'	117.32'	156°52'38"	N4°03'00"E	47.03'
C6	145.00'	4.61'	2.30'	1°49'12"	N23°42'04"W	4.61'
C7	447.42'	188.10'	95.46'	24°05'17"	N10°00'36"W	186.72'
C8	95.00'	27.72'	13.96'	16°43'13"	N13°41'38"W	27.63'
C9	10.00'	17.88'	12.44'	102°25'42"	N45°52'49"E	15.59'
C10	600.00'	209.08'	105.61'	19°57'55"	S72°55'22"E	208.02'
C11	5970.00'	35.66'	17.83'	0°20'32"	S66°35'44"E	35.66'
C12	80.00'	28.79'	14.55'	20°37'21"	S46°06'46"E	28.64'
C13	10.00'	15.72'	10.02'	90°05'35"	S72°00'25"W	14.15'
C14	10.00'	15.71'	10.00'	90°00'23"	N17°56'36"W	14.14'
C15	1211.00'	82.14'	41.09'	3°53'11"	S73°39'33"E	82.12'
C16	1770.00'	43.42'	21.71'	1°24'20"	S78°33'13"E	43.42'
C17	1047.00'	10.47'	5.23'	0°34'22"	S8°40'57"W	10.47'
C18	1291.00'	136.17'	68.15'	6°02'36"	N75°42'56"W	136.11'
C19	50.00'	78.54'	50.00'	90°00'01"	S17°56'25"E	70.71'
C20	1057.00'	19.94'	9.97'	1°04'50"	S12°47'29"W	19.94'
C21	1830.00'	33.29'	16.64'	1°02'32"	N78°44'07"W	33.28'
C22	1217.00'	4.45'	2.23'	0°12'35"	S68°03'17"E	4.45'
C23	1280.00'	8.43'	4.22'	0°22'39"	N68°08'19"W	8.43'
C24	953.00'	3.80'	1.90'	0°13'42"	N8°30'37"E	3.80'
C25	1772.00'	20.35'	10.17'	0°39'28"	S74°28'29"E	20.35'
C26	1828.00'	21.64'	10.82'	0°40'41"	N73°49'00"W	21.64'
C27	1828.00'	21.45'	10.73'	0°40'20"	N74°29'31"W	21.45'
C28	949.00'	22.21'	11.11'	1°20'28"	N12°39'40"E	22.21'

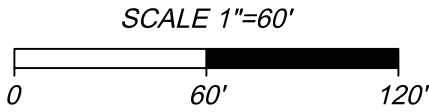
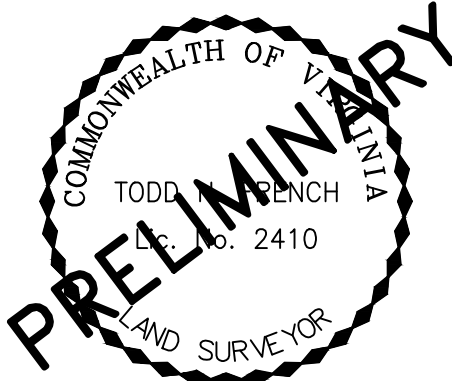
LINE TABLE		
LINE	BEARING	LENGTH
L1	N25°18'35"E	36.50'
L2	N69°47'12"E	37.71'
L3	S56°25'27"E	20.85'
L4	S63°09'40"E	25.00'
L5	S42°57'37"E	31.91'
L6	S42°43'08"E	40.44'
L7	S28°55'38"W	8.68'
L8	S79°15'23"E	23.55'
L9	S27°03'35"W	8.34'
L10	N79°15'23"W	5.98'
L11	N15°31'51"E	56.00'
L12	N17°54'20"E	50.16'
L13	N13°19'54"E	33.80'

CLERK'S NOTE
VIRGINIA:
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF NORFOLK, VIRGINIA ON THE ____ DAY OF ____, 20__ AT ____
THIS PLAT WAS THIS DAY RECEIVED AND UPON CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, ADMITTED TO RECORD IN INSTRUMENT #:

TESTE: GEORGE E. SCHAEFER, CLERK

SIGNATURE _____ DATE _____

- LEGEND / ABBREVIATIONS**
- CONCRETED STEEL PIN SET
 - PIN SET
 - PIN FOUND
 - CL CENTERLINE
 - OAL OVERALL LENGTH



SUBDIVISION PLAT
OF
BLOCK "A" (M.B. 16, P. 69)
PARCEL "B-1" (M.B. 35, P. 56A-56B)
BLOCK 8B, PARCEL 17A & PARCEL 20A
(INST #210027345)
NORFOLK, VIRGINIA

DATE: 12-09-21	SCALE: 1" = 60'
SHEET 4 of 4	J.N.: 42418.022
DRAWN BY: Tellefsen	CHECK BY: French

TIMMONS GROUP

THIS DRAWING PREPARED AT THE
VIRGINIA BEACH OFFICE
2901 South Lynnhaven Road, Suite 200 | Virginia Beach, VA 23452
TEL 757.213.6679 FAX 757.240.1415 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

Site Development **Residential** **Infrastructure** **Technology**

Prepared by: Michelle G. Foy, Deputy City Attorney (VSB #40213)
 Return to: Office of the Norfolk City Attorney, 810 Union Street, Suite 900, Norfolk, VA 23510
 Tax Map Reference No.: 7279-6410
 GPIN No.: 1437245994
 Title Insurance Underwriter: None
 Consideration: \$10.00
 Assessed Value: \$_____

This deed is exempt from the recordation taxes imposed
 by Section 58.1-801 of the Code of Virginia, 1950,
 pursuant to Section 58.1-811(C)(4) and 58.1-811(A)(3).

SPECIAL WARRANTY DEED

THIS DEED, made this ____ day of _____, 20____ by and between **NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY**, a political subdivision of the Commonwealth of Virginia, 555 E. Main Street, Norfolk, Virginia 23510 (**GRANTOR**), and the **CITY OF NORFOLK**, a municipal corporation of Virginia, 810 Union Street, Suite 1101, Norfolk, Virginia 23510 (**GRANTEE**).

WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey with **SPECIAL WARRANTY**, unto the Grantee, the property described in **Exhibit A** attached hereto and made a part hereof;

Except as otherwise expressly set forth herein, this conveyance is made expressly subject to the easements, conditions, reservations, and restrictions, if any, of record, affecting the said property and constituting constructive notice.

In compliance with the provisions of Section 15.2-1803 of the Code of Virginia, 1950, as amended, this deed is in the form approved by the City Attorney for the City of Norfolk, Virginia, and is accepted by the City Manager on behalf of the City, he having been authorized to so act on behalf of the City of Norfolk by Ordinance Number _____ duly adopted by the Council of the City of Norfolk at the City Council meeting held on _____, which approval and

acceptance are evidenced by the execution of this deed by the City Attorney and the City Manager, or their duly authorized deputies.

[Remainder of page left intentionally blank. Signature pages to follow.]

[Signature page to Special Warranty Deed – Norfolk Redevelopment and Housing Authority / City of Norfolk]

IN WITNESS WHEREOF, Norfolk Redevelopment and Housing Authority has caused these presents to be executed as of the above date by Ronald Jackson, its Executive Director.

**NORFOLK REDEVELOPMENT
AND HOUSING AUTHORITY**

By: _____
Name: Ronald Jackson
Title: Executive Director

COMMONWEALTH OF VIRGINIA, at-large
CITY OF NORFOLK, to-wit:

I, _____, a Notary Public in and for the Commonwealth of Virginia at Large, do hereby certify that Ronald Jackson, Executive Director of Norfolk Redevelopment and Housing Authority, whose name as such is signed to this instrument, bearing date on the ____ day of _____, 20__, has acknowledged the same before me in my City and State aforesaid, this _____ day of _____, 20__.

Notary Public

Notary ID No.: _____
My commission expires: _____

[Signatures continue on following page.]

Attachment: Exhibit B-DEED-NRHA to CON-Parcel PS-v.3 (Acquisition of Pump Station Parcel from NRHA)

[Continuation of signatures pages to Special Warranty Deed – Norfolk Redevelopment and Housing Authority / City of Norfolk]

CITY OF NORFOLK

By: _____

Name: Dr. Larry H. Filer II

Title: City Manager

ATTEST:

City Clerk

COMMONWEALTH OF VIRGINIA

CITY OF NORFOLK, to-wit:

I, _____, a Notary Public in and for the City of Norfolk, in the Commonwealth of Virginia, do hereby certify that Dr. Larry H. Filer II, City Manager, and Richard A. Bull, City Clerk, respectively, whose names as such are signed to the foregoing instrument, bearing date on the ____ day of _____, 20__, have acknowledged the same before me in my City and State aforesaid, this ____ day of _____, 20__.

Notary Public

Notary ID No.: _____

My commission expires: _____

Approved as to form and correctness:

Deputy City Attorney

Attachment: Exhibit B-DEED-NRHA to CON-Parcel PS-v.3 (Acquisition of Pump Station Parcel from NRHA)

EXHIBIT A
Legal Description

That parcel of land containing 0.271 acres, more or less, and designated as “Parcel PS” on the “SUBDIVISION PLAT OF BLOCK “A” (M.B. 16, P. 69) PARCEL “B-1” (M.B. 35, P.56A-56B) BLOCK 8B, PARCEL 17A & PARCEL 20A (INST #210027345)” dated December 9, 2021, and recorded in the Clerk’s Office of the Circuit Court of the City of Norfolk at Map Book ____, Page ____.

Attachment: Exhibit B-DEED-NRHA to CON-Parcel PS-v.3 (Acquisition of Pump Station Parcel from NRHA)